



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date February 10, 2022

## **OFFICIAL NOTIFICATION OF DECISION**

**PR-2018-001843 RZ-2022-00012**  
**- Expansion of demolition review to**  
**include all properties over 50 years**  
**old within the city**

**City of Albuquerque, Planning Department,**  
**requests the above action City Wide for inclusion**  
**in the IDO annual update.**

**On February 9, 2022 the Landmarks Commission voted to forward a Recommendation of Approval to City Council for, Project # PR-2018-001843, RZ-2022-00012, based on the following Findings and Conditions of Approval.**

1. The application is a request for review and approval of proposed amendments to the IDO text pertaining to Demolition Outside of an HPO.
2. It is proposed to amend the text of IDO Subsection 14-16-6-6(B)(1) Applicability, to include all areas of the city.
3. The amended text is similar to the existing ordinance but changes the age of structure eligible for consideration from over 50 years old to over 60 years old.
5. The IDO Text Amendment also removes the limitation of demolition review to a few small areas. Thereby extending review to all areas if the City of Albuquerque.
6. IDO Part 14-16-6-7(D)(3) stipulates Review and Decision Criteria for amendments to IDO text. It states that amendments shall be approved if they meet with the requirements of 6-7(D)(3)(a). 6-7(D)(3)(b) and 6-7(D)(3)(c).

The proposed amendment to IDO text meets with the requirements of 6-7(D)(3)(a) as it affects properties citywide and therefore, will include both Areas of Consistency and Areas of Change. is similar to the existing ordinance but clarifies some areas of ambiguity.

- The revised text will be applied uniformly to all properties within the Old Town Historic Protection Overlay Zone (HPO-5)

- The proposed amendment will promote growth within the Old Town area which supports investment Citywide. It will not create material risks to the public health, safety, and general welfare.

7. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Chapter 2: Community Identity:

A. GOAL 4.1 - Character: Enhance, protect, and preserve distinct communities.

The intent of this proposal is to add a tool to be able to possibly protect and preserve distinct buildings within communities.

B. POLICY 4.1.3 - Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The proposed amendment to IDO text is similar to the existing ordinance but expands its area of application to include all properties over 60 years old. Most areas of the city have no historic demolition review. This can result in the easy demolition of character defining buildings that contribute to a neighborhood's character or sense of identity or place.

8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Chapter 11: Heritage Conservation:

A. POLICY 11.2.2 - Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest. [ABC]

a) Preserve and maintain historically significant buildings and spaces.

b) Recognize historic buildings and districts as vital elements of the community.

c) Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

The preservation and registration of historic building is contingent upon them not being torn down. Without a mechanism to halt demolitions, at least for three months while an alternative to demolition is sought, the ability to preserve historic buildings is greatly restricted.

B. POLICY 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts. [ABC]

While not every proposed demolition should be given a review period, having that as an option for historic buildings will allow properties to be reviewed for significance to the community in which it is located.

9. IDO Part 14-16-6-7(D)(3) states that amendments shall be approved if they meet with the requirements of 6-7(D)(3)(b).

The proposed amendment to IDO text meets with the requirements of 6-7(D)(3)(b) as the change to the IDO text does not apply to a single lot or development project but will be applied uniformly to all properties within the City of Albuquerque that are over sixty (60) years old.

10. IDO Part 14-16-6-7(D)(3) states that amendments shall be approved if they meet one of the requirements of 6-7(D)(3)(c).

The proposed amendment to IDO text meets with the requirements of 6-7(D)(3)(c) because of changed conditions in all or a significant portion of the city. The requested change to the IDO text is necessary as changes in society work towards equity and inclusion of all the city's populations and cultures

11. The IDO Section 14-12-6-6-2(H)(3)(g) provides that:

The Landmarks Commission shall consider methods for encouraging and achieving historic preservation and make recommendations to the Mayor and City Council. '

12. The proposed amendment to the IDO text complies with IDO Section 14-12-6-6-2(H), the Landmarks Commission's duty to promote the preservation of Albuquerque's historic and architectural character and to administer the development requirements for designated City historic districts and landmarks.

## ***RECOMMENDATION***

***Case # RZ-2022-00012 / Project # PR-2018-001843 February 9, 2022***

**APPROVAL of Case # RZ-2022-00012 / Project # PR-2018-001843**, an application for review and approval of proposed amendments to the IDO text pertaining to Demolition Outside of an HPO, based on the above twelve (12) findings.

## ***Condition of Approval***

1. Finding number 3. is no longer valid. Review to continue to be subject to properties 50 years and older.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji  
Senior Planning, Landmarks Commission